

## Development Management: Consultation on Issues and Options

# What does Development Management mean to you? How can it make a difference to your neighbourhood?

There are a number of issues surrounding development in Reading. Design and character, amenity, infrastructure provision and highway safety all need to be considered when planning for future development.

Development Management (DM) is about making sure that Council policy matches the way we would like to see Reading develop and grow. This helps to ensure that planning delivers positive social, economic and environmental solutions, and helps to shape local areas.

### By creating planning policies to deal with key issues, Development Management can: -

- Encourage development of a high quality design
- Manage impacts from development on neighbouring houses
- Achieve a range of housing types
- Cater for the housing needs of vulnerable people
- Achieve public open space
- Protect the safety of road users, and make improvements to the highway network
- Maintain retail uses in smaller centres
- Protect leisure facilities
- Protect the biodiversity of sites
- And much more.



### We need your views on:

- *Have we considered all of the issues?*
  - *Have any issues been missed?*
- *What options are the most appropriate?*
- *Do you agree with the suggested preferred options?*
  - *Have any options been omitted?*

Have your say, and help to ensure that the most appropriate options are chosen.

# What can I comment on?

We have listed some key questions below that have been taken from sections in the document. You do not need to answer all questions, and you can make comments on other parts of the document not covered below. *Please refer to the Development Management Issues and Options Document for the full text and other topics that are not covered below.*

Please include reference to the option or question numbers where possible.

1. **Services and Resources:** What services and resources (such as schools, GP surgeries etc.) do you think we need more of? What should developers be expected to provide or contribute towards, when putting forward proposals for development?
2. **Housing:** Should we require a mix of housing types on larger housing developments? Is it important to have a mix of housing sizes throughout Reading?
3. **Affordable housing:** Is affordable housing important? What should the minimum size of a housing development be that requires affordable housing? How much affordable housing should be required in developments?
4. **Residential conversions:** What do you think about residential conversions of houses into flats, bedsits or student housing?
5. **Private outdoor space:** How should we ensure that private outdoor space is provided in conjunction with development? Should we insist on a minimum area of open space to be provided?
6. **Accommodation for vulnerable people (e.g. the elderly, people with learning or physical disabilities etc.):** What are the main needs of vulnerable people and how can the Council meet those needs?

## WHAT HAPPENS NOW?

It would be helpful if your responses could be received by the 12th of December 2008. Comments received during this time will help to determine the content of the next stage of the document, which will include draft (detailed) policies for managing development in the Borough of Reading.

### How can I comment?

A full copy of the Site Allocations Issues and Options Document is available to view at the following locations:

- Civic Centre;
- All public libraries; and
- Online at [www.reading.gov.uk](http://www.reading.gov.uk)

You can comment in the following ways:

- Online via Public Access for Planning on the Reading Borough Council website at [www.reading.gov.uk](http://www.reading.gov.uk)
- In writing using the attached tear off form - postage is free;

or

- Downloading the form from the Council website at [www.reading.gov.uk](http://www.reading.gov.uk)

and

either **posting to:**

LDF Team, Planning Section, Reading Borough Council, Civic Offices, Reading RG1 7AE

or **emailing to:** [LDF@Reading.gov.uk](mailto:LDF@Reading.gov.uk)

### Events

You can also come along and have your say at the following events:

#### Exhibitions:

Caversham Library, 13/11/2008, 2-7pm

Central Library, 25/11/2008, 2-7pm

Morrisons Supermarket, Basingstoke Road, 26/11/2008, 10am-12pm and 5-7pm

Tescos Supermarket, Oxford Road, 03/12/2008, 10am-12pm and 5-7pm

Broad Street Mall, 06/12/2008, 10am - 4pm

#### Workshops:

Tilehurst Village Hall, 06/11/2008, 7-9pm

Civic Centre, 20/11/2008, 7-9pm.

*Please ring or email to book your place at the workshops.*

We are also consulting on the sustainability appraisals that have been done for each of the issues and options in this document. A sustainability appraisal measures the issue and option against 18 Sustainability Objectives that the Council has listed in our Scoping Report (Oct 2008). These sustainability appraisals are included as an appendix to the Development Management Document. We welcome your comments on how we have done these sustainability appraisals and whether you agree with our assessment.

If you need help to fill in or understand this planning document or planning application form, please call 0118 955 3717 or visit Customer Services on the Ground Floor of the Civic Centre.

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Osoby, które nie rozumieją treści dokumentu lub potrzebują pomocy w wypełnieniu formularza wniosku o pozwolenie na budowę (planning application) proszone są o kontakt telefoniczny pod numerem 0118 955 3717 lub zgłoszenie się do recepcji (Customer Services) na parterze budynku administracji rady miejskiej (Civic Centre).

*Polish*

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Se você precisar de ajuda para preencher ou entender este documento de planejamento ou formulário de alvará de construção, por favor telefone para 0118 955 3717 ou visite o Serviço de Atendimento ao Cliente no andar térreo do Centro Cívico (Civic Centre).

*Portuguese*

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ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਯੋਜਨਾਪੱਤਰ ਨੂੰ ਸਮਝਣ ਜਾਂ ਯੋਜਨਾਬੰਦੀ ਦੀ ਅਰਜ਼ੀ ਭਰਣ ਲਈ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ 0118 955 3717 ਤੇ ਫ਼ੋਨ ਕਰੋ ਜਾਂ ਸਿਵਿਕ ਸੈਂਟਰ ਵਿਚ ਹੇਠਲੀ ਮੰਜ਼ਿਲ ਤੇ ਗ੍ਰਾਹਕ ਸੇਵਾ ਨੂੰ ਮਿਲੋ।

*Punjabi*

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اگر آپ کو پلاننگ کی اس دستاویز یا پلاننگ کیلئے درخواست کے فارم پُر کرنے یا سمجھنے کیلئے مدد درکار ہو تو براہ مہربانی 0118 955 3717 پر ٹیلیفون کریں یا سوک سنٹر کے گراؤنڈ فلور پر واقع کسٹمر سروسز پر تشریف لائیں۔

*Urdu*

For general information about planning call us on **0800 626540** or  
**Email: [ldf@reading.gov.uk](mailto:ldf@reading.gov.uk)**

Or visit the **Planning Reception** ground floor of the Civic Centre, Reading,  
or  
write to us at the following address:

**Planning Section**  
**Planning and Transport**  
**Reading Borough Council**  
**Reading RG1 7TD**



Planning Section, Planning & Building Control, Director of Environment, Culture & Sport,  
Reading Borough Council, Civic Centre, Reading RG1 7AE Tel: 0800 626540

Email: [planningcomments@reading.gov.uk](mailto:planningcomments@reading.gov.uk)

[www.reading.gov.uk](http://www.reading.gov.uk)

October 2008



*Comments continued*

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RESPONSE LICENCE NO.  
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**Planning Department**  
Reading Borough Council  
Civic Centre  
Reading  
RG1 7ZH

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